



Happy Valley's first affordable housing development gaining steam

By: Alex Jensen in Construction, News, Scrolling Box July 7, 2022 11:29 am



A crew member with Lauzon Contracting backfills a newly placed storm water line for the Southeast Skyshow Place extension at Good Shepard Village in Happy Valley on June 23. The \$60 million development will have 143 affordable apartments when complete in late 2023. (Staff photos by Alex Jensen)



Happy Valley's first regulated affordable housing development is underway.

Good Shepard Village will have 143 affordable homes, including 35 Permanent Supportive Housing and 15 units prioritized for veterans who have experienced homelessness.

The approximately \$60 million development was funded in part by Metro Affordable Housing Bonds. About \$18.3 million of the bond will go toward the project.

Director of Community Development and Housing at Catholic Charities Travis Phillips said the entire property at 12596 SE 162nd Ave. in Happy Valley is 11 acres; seven of them are developable, the remaining slope down to Rock Creek, which they plan to maintain as greenspace.



Still, with 7 acres available, Good Shepard Village will be Catholic Charities' largest development to date.



The 143 units will be spread out over three buildings designed by MWA Architects. The two buildings on the west end of the site will be identical three-story structures with two- and three-bedroom units. The third building will be four stories and hold all the studio apartments, plus a few two-bedroom units.



The property will include a large community room, play areas, courtyards, garden beds and an outdoor cooking area, as well as 219 parking spots.

Phillips said while the development is large, "it's about the same amount of work for 50 units as it is for 140."

In addition to the buildings, the project is extending Southeast Skyshow Place by roughly 856 feet. Crews with Walsh Construction recently ran about 2,150 feet of storm mainline and 1,770 feet of sanitary mainline under where the road will go.

Good Shepard Village is one of several other developments transforming what had been a rural area. Directly across the street from the site is a 71-lot development for Pleasant Valley Villages, and down the road is a 38-lot development.

Drew Andersen, a superintendent at Walsh Construction, said they have been in close contact with the other development teams to ensure deliveries are not road-blocked or crucial construction activities, such as concrete pours, are not impacted.



When complete in late 2023, Good Shepard Village will have 143 affordable homes. (Rendering courtesy of MWA Architects)



The land Good Shepard is on was donated to Catholic Charities by John Brockamp, co-founder of Brockamp & Jaeger General Contractors, and his family in 2012. Up until the start of construction in late March, the Brockamp Family had a single-family residence on the property.

Phillips said with the growth Happy Valley has seen, the scale of this development felt right and was the site's best use.

The project is slated for completion in late 2023.



MAIN PIC: Crews continue their work on Good Shepard Village in Happy Valley on June 23. (Staff photo by Alex Jensen)

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